019.0	0003	0002.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	647,200 /	647,200
					USE VALUE:	647,200 /	647,200
					ASSESSED:	647,200 /	647,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
91		SPY POND PKWY, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CASE WILLIAM CHARLES
Owner 2:	
Owner 3:	
Street 1:	91 SPY POND PKWY
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,128 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1949, having primarily Vinyl Exterior and 720 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6128.000	133,900		513,300	647,200
Total Card	0.141	133,900		513,300	647,200
Total Parcel	0.141	133,900		513,300	647,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 898.89 | /Parcel: 898.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 13880
GIS Ref
GIS Ref
Insp Date 12/06/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 019.0-0003-0002.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	133,900	0	6,128.	513,300	647,200	647,200	Year End Roll	12/18/2019
2019	101	FV	121,000	0	6,128.	664,200	785,200	785,200	Year End Roll	1/3/2019
2018	101	FV	121,000	0	6,128.	422,700	543,700	543,700	Year End Roll	12/20/2017
2017	101	FV	121,000	0	6,128.	386,500	507,500	507,500	Year End Roll	1/3/2017
2016	101	FV	121,000	0	6,128.	314,000	435,000	435,000	Year End	1/4/2016
2015	101	FV	120,500	0	6,128.	314,000	434,500	434,500	Year End Roll	12/11/2014
2014	101	FV	120,500	0	6,128.	286,200	406,700	406,700	Year End Roll	12/16/2013
2013	101	FV	120,500	0	6,128.	272,300	392,800	392,800		12/13/2012

!1636!

PRINT

Date	Time
12/10/20	17:12:42

LAST REV

Date	Time
01/03/18	14:56:33

ekelly

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1636

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CASE DOROTHY	1152-155		3/7/1996		1	No	No		A

USER DEFINED

Prior Id # 1:	13880
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
12/6/2017	MEAS&NOTICE	BS	Barbara S
5/8/2009	Measured	372	PATRIOT
9/28/1999	Meas/Inspect	263	PATRIOT
10/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6128		Sq. Ft.	Site		0	85.	0.99	2									513,265						513,300	

Total AC/HA: 0.14068 | Total SF/SM: 6128 | Parcel LUC: 101 | One Family | Prime NB Desc: KEL/MANOR | Total: 513,265 | Spl Credit | Total: 513,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:	k - Kelwyn Manor		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1949	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	128.237
Other Features:	62500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	194010
Depreciation:	60143
Depreciated Total:	133867

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	4	BRs:	2	Baths:	1	HB	

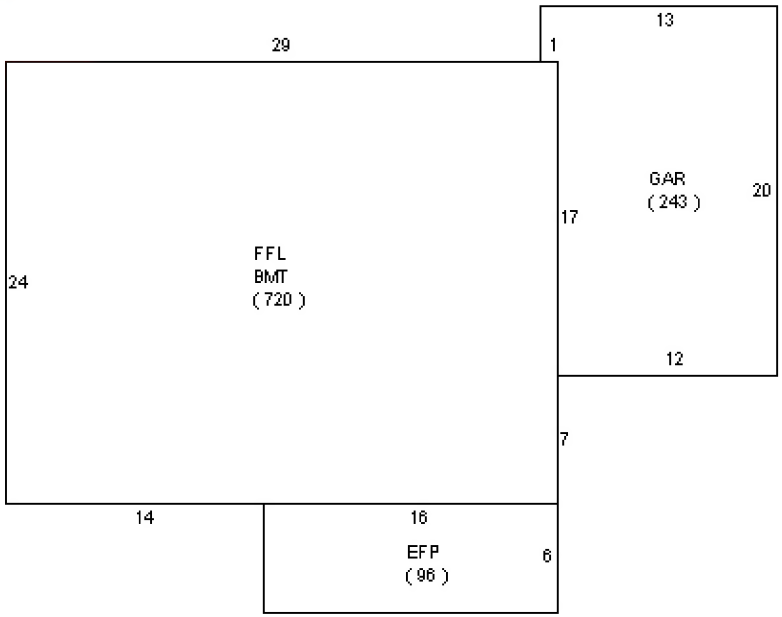
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	2	
Totals			
1	4	2	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	128.24
Special Features:	0	Val/Su Net:	75.27
Final Total:	133900	Val/Su SzAd	185.97

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	720	38.470	27,699
FFL	First Floor	720	128.240	92,331
GAR	Garage	243	25.290	6,144
EFP	Enclos Porch	96	55.580	5,336

Net Sketched Area:	1,779			Total:	131,510
Size Ad	720	Gross Are	1779	FinArea	720

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

019.0-0003-0002.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	